

DIVISION 2 - SITEWORK

Section 02100 - Demolition

Introduction

This section shall be used by the consultant to accurately define the scope of the demolition effort required for the project. Whenever possible a demolition plan shall be created to graphically show the extent of the demolition work.

The scope of the demolition plan should be carefully reviewed and coordinated with Risk Management to ascertain the existence of any hazardous materials requiring special attention. Most laboratory equipment will require decontamination before demolition and/or removal, i.e., fume hoods, laminar flow enclosures, clean benches, biological safety cabinets, etc.

Provisions shall be made in the documents to require that all demolition work be performed without disruption to adjacent occupied areas, i.e., off hours work. Only when the anticipated demolition work will not present a disruption to the user or occupant can the assumption be made that it can be conducted at any time.

Demolition work is usually associated with trash and dust. Appropriate provisions shall therefore be made to address mitigation procedures in the demolition work.

The demolition plan shall identify all materials/equipment, etc., which are to be reused and/or salvaged by either the University or the Contractor. Please keep in mind that all equipment and building material is ultimately the property of the University of Arizona and only when its salvage cost exceeds its usable value is it to be considered unwanted. This determination can only be made by the University of Arizona.

A complete investigation of the area(s) shall be performed so that all existing aspects and elements affected by the project are either removed under the demolition plan or incorporated into the new work with the installation drawings, i.e., existing/abandoned outlets, t-stats etc.

Part 1 - General

- Other than items which are to be reused there are basically two groups of salvageable material presented with nearly all projects. Care must be exercised when handling all salvageable material so as to maintain its value.
- Items which are **always** salvaged by the University.
 - LED exit lights
 - Chalk/White boards
 - EMCS equipment
 - Meters (all kinds)
 - Door hardware
 - Drinking fountains
 - Window blinds
 - Backflow preventers
 - Fire alarm devices
 - Simplex equipment
 - Lab fixtures
- Items which the University may elect to salvage. Depending on the item the University will determine on a case by case basis whether salvage is warranted. The following is a representative, but not conclusive, list of items in which salvage may be considered.
 - Wood/HM doors
 - Electrical panels
 - Mechanical equipment
 - Ceiling diffusers
 - Projection screens
 - Mirrors
 - Irrigation equipment
 - Refrigeration equipment
 - Lab equipment (hoods)
 - Plumbing fixtures
 - Casework
 - Disconnect switches
 - Elevator equipment
 - Soap/Paper dispensers
 - Clocks
 - Access doors
 - Landscape plantings
 - Electrical light fixtures
 - Electrical equipment
 - Starters
 - Windows
 - Transformers
 - Thermostats
 - Shelving
 - HVAC mixing boxes

- Prior to finalizing the construction documents the Architect shall conduct a site meeting with the appropriate Facilities Management personnel and determine precisely what items are to be salvaged. The documents should then clearly identify what is to be salvaged, by whom and where it is to be delivered to or stored. Options include but are not limited to:
 - Removal and transport by contractor.
 - Removal by contractor and transport by UA.
 - Removal and transport by UA.
 - Transportation destinations include the Facilities Management compound, 22nd St. warehouse (Material Management surplus property sales), Sunnyside storage yard or any other location determined during the site meeting.
- Items which are to be surplused and delivered to the 22nd St. warehouse must be accompanied with a completed Request for Property Disposal Form from the Office of Material Management.
- Whenever the UA is to participate in either the removal or transportation of salvage materials a time frame and contact person shall be identified and referenced in the documents.
- All items encountered which contain an affixed University of Arizona Inventory Control tag ("A" tag) require special procedures for dispersal. Consequently these items should be brought to the attention of the UA Project Manager. Items which contain an "A" tag are part of the registered inventory of a particular UA department or unit and dispersal must be coordinated through their respective business manager.
- Fluorescent light fixture tubes and certain light fixture ballasts must be separately disposed of in accordance with applicable environmental regulations. Consequently, the removal and disposal of existing fluorescent light fixtures shall include the following:
 - All fluorescent tubes shall be removed and packaged by the Contractor in cartons supplied by the Facilities Management Electric Shop. The number of tubes in each carton shall be clearly marked on the outside of the carton. Contractor to deliver packaged tubes to the Facilities Management Electric Shop for disposal.
 - Fixture ballasts not clearly marked as containing "No PCB's" shall be removed by the Contractor and after short clipping all wires place them in a metal drum supplied to the jobsite by University of Arizona Risk Management. After completion of the demolition effort University of Arizona Risk Management will remove the drum for disposal offsite. Apportioned disposal costs are then to be charged to the project.

Part 2 - Products

- No discussion.

Part 3 - Execution

- All electrical services discontinued with the demolition effort shall be properly "tagged out".
- Because all facilities within the University of Arizona campus are classified as NESHAP facilities, the regulatory requirements of the Pima County Department of Environmental Quality apply to all demolition projects. Consult with Risk Management to determine the exact requirements. All permits and fees for demolition are the responsibility of the contractor but these requirements should be specifically identified in the contract documents.

End of Section 02100